Regional Community Land Trust Ad-Hoc Committee Summer Update

Date: July 11th, 2023

RoadMap

- Strategic Plan and Comprehensive Plan
- Committee Task
- Committee Membership
- What is a Community Land Trust?
- CLT Teams Working on Task Items
- Current Progress
- Consultant
- Next Steps
- Questions

Strategic Plan and Comprehensive Plan

*Affordable Housing was top ~3 issue at Comprehensive Plan Update workshop on 6/27/23.

Priority 4: Housing

Goals

- 1. Expand the availability of inclusionary housing for all
- 2. Foster a balanced approach to housing throughout the City
- 3. Update the Comprehensive Plan and the Zoning Code

Framework Provided at 09/27/22 Community Affairs Committee Meeting



Community Land Trust Formation Committee Framework



Packet Pg. 43

Committee Task

• From establishing resolution passed 10/4/2022:

"...research and provide a recommendation to the Common Council on whether or not it is feasible to create a multi-jurisdictional Community Land Trust"

"...provide status reports to Common Council throughout their research with a final report ...in Winter, 2023."

Ad-Hoc Committee Membership

Aligned with membership criteria in the resolution; nominated by mayor:

- Andrew Meindl, Alderperson, Chair
- Shawn Rolland, Milwaukee County Supervisor, Vice Chair
- Joseph Makhlouf, Alderperson
- David Cialdini, Milwaukee County Housing Division Representative
- Mark Hammond, Wauwatosa CDA Representative
- Ann Heidkamp, Wauwatosa Housing Coalition Member
- Teig Whaley-Smith, Affordable Housing Non-profit Org Representative
- Connor Goggans, Milwaukee County Housing Division Representative Community Land Trust Expert

What is a Community Land Trust?

A community land trust (CLT) is a private, nonprofit organization that owns land on behalf of a community, promoting housing affordability and sustainable development and mitigating historical inequities in homeownership and wealth building. CLTs are a response to the increasing lack of affordable housing in major metropolitan areas.

The Ad-Hoc Committee Has Met Four Times

*First Meeting, March 2023, monthly meetings since

PROGRESS

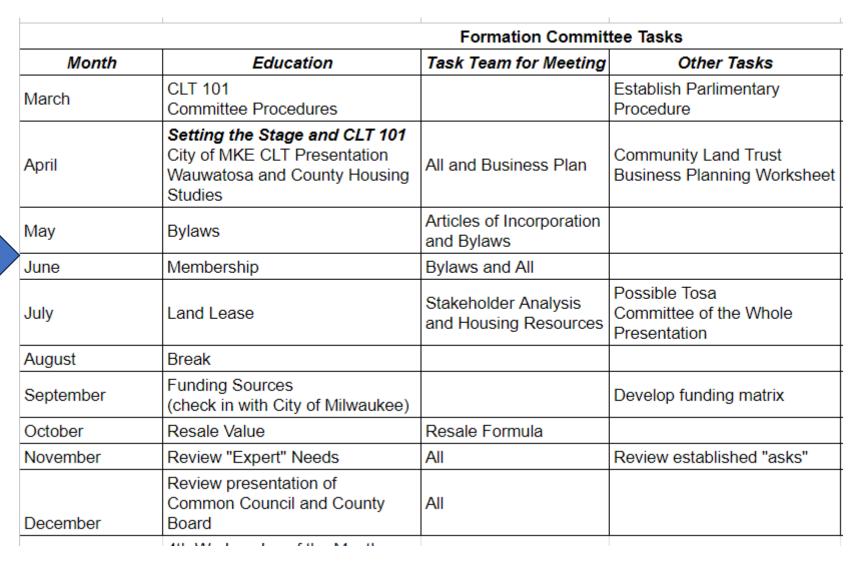
- Conducted "Community Land Trust 101" for committee members
- Approved workplan and work teams
- Met with other Community Land Trusts (Madison and City of Milwaukee) for lessons learned
- Completed business assumptions worksheet Over 90% attendance by committee members

Original Workplan (Slightly Behind Schedule)

Tasks:

Research items and determine best practices.

Develop framework documents to determine what politically, economically, and socially are feasible in the region and Wauwatosa.



Potential Consultant

A consultant (funded by MKE County) will likely be brought on by late Summer to accelerate progress in determining the feasibility and recommendations for further action.

*\$0 cost to Wauwatosa except for salaried staff time for ad-hoc committee administration.

Next Steps into the Fall

- Determine feasibility by reviewing existing CLT:
 - Business Plans
 - Bylaws
 - Articles of Incorporation
 - Stewardship Frameworks
 - Budgets
 - Identify regional partners and lenders
 - Determine Candidates for CLT Board and Organization Director
- Stakeholder mapping
- Explore the benefits and drawbacks of working with existing operators.
- Present document package and potential barriers in the winter
- Develop "asks" to move from feasibility into action post ad-hoc committee

Land Trust Feasibility Snapshot

There is an urgent need for affordable housing options in the region. It is still too early to determine if a Regional Community Land Trust is programmatically and economically feasible.

We are confident that the committee has the experience, expertise, resources, and connections to make a realistic assessment of feasibility and offer appropriate recommendations to the Council.

Questions?